Seconder:	Mover:	item #:
Seconder: MULROY	Mover: RITZ	Item #: <u>26B</u>
Approved by:	Prepared by: Thomas A. Pacello	

AMENDMENT
THE UPTOWN UPTOWN MIXED USE CENTER; AN UPDATED PLAN FOR THE UPTOWN WEST AND GAYOSO BAYOU GREENWAY AREA; IMPROVEMENTS FOR SECOND STREET; A REHABILITATION PLAN FOR SINGLE-FAMILY, MULTI-FAMILY, COMMERCIAL AND HISTORIC STRUCTURES WITHIN THE UPTOWN REDEVELOPMENT AREA; UPDATED MAPS AND FINANCIAL SPREADSHEETS; AND CLARIFICATION OF OTHER PROVISIONS WITHIN THE COMMUNITY REDEVELOPMENT PLAN FOR THE UPTOWN AREA. SPONSORED COMMISSIONER MIKE RITZ. UPTOWN AREA TO INCLUDE AN UPDATED PLAN FOR OWN MIXED USE CENTER; AN UPDATED PLAN FOR OWN WEST AND GAYOSO BAYOU GREENWAY A TO THE COMMUNITY REDEVELOPMENT PLAN FOR

Memphis and the unincorporated areas of Shelby County; and Redevelopment Agency ("CRA") to ameliorate the slum and blight conditions within the City of Memphis, Tennessee, WHEREAS, Pursuant to the Community Redevelopment Act of 1998 (the "Act") the City and Shelby County, Tennessee, established യ joint Community

the establishment $\frac{2}{2}$ <u>್ಲ</u> Memphis the Act; and WHEREAS, The Shelby County Board of Commissioners, the Memphis City Council and Redevelopment Plan for the Uptown Area pursuant to the requirements of and ಲ್ಗ the UPTOWN Shelby County Community Redevelopment Community Redevelopment Agency Area, and ₹. (CRA) approved 2001 adopted Section Ħe the

amendment; and outlined in Henry Turley Company and Belz Investco, (the Development Partners) have fulfilled the HOPE Grant commitment, and as the partnership will now focus on future sustainability initiatives WHEREAS, The Memphis Housing Authority ("MHA") and its development partners, The the Community Redevelopment Plan for the Uptown Area and in this proposed

continue in the elimination of slum and blighted conditions in the Uptown Redevelopment Area necessary and desirable to amend, modify and update the Community Redevelopment Uptown WHEREAS, Pursuant to the requirements of Section 13 of the Act it has Area SO as ರ complete the e scope 으 the original redevelopment become both plan Plan for and

COMMISSIONERS OF MEMPHIS, That the Community Redevelopment Plan for the Uptown Area be amended as THEREFORE, SHELBY COUNTY, TENNESSEE, AND THE COUNCIL OF Œ コ RESOLVED ВΥ I I I BOARD 유 THE CITY COUNTY

SECTION 1. That page 31 of the Community Redevelopment Plan for the

Uptown Area under the heading Future Land Use Plan is hereby amended to remove

the following text:

mixed use centers with required first floor commercial uses The two proposed Neighborhood Centers along Auction and Chelsea are

and replace with the following:

civic/institutional or residential uses. Parkway and Danny Thomas Boulevard is of a combination of at least two of the Neighborhood Center the ⊒. the a mixed use center consisting following uses: vicinity of Auction/North retail, office,

SECTION 2. That page ω of the Community Redevelopment Plan for the

Uptown Area under the heading Neighborhood Center District is hereby amended to remove the following text:

i) Proposed Land Uses

any of the existing zoning districts, with the exception of the Central Business (CBD) zoning district with regard to permitted uses. The first floor of new development in the Neighborhood Center District must be reserved for commercial use to encourage pedestrian activity at street level. Neighborhood Center District. This district does not resemble red areas 으 the Land Use Plan Map

and replace with the following:

= $\widehat{\Xi}$ Proposed Land Uses The red areas of the Land Use Plan Map depict the Neighborhood Center District. This district does not resemble encourage pedestrian activity at street level. Central Business (CBD) zoning district with regard to permitted Center of the existing zoning districts, with the exception of the The first floor of new development in the Neighborhood District should 잌 be reserved for commercial Plan Мар

SECTION ω That page ω 4 of the Community Redevelopment Plan for the

Uptown Area under the heading Future Land Use Plan, subheading Interstate 40 Ramp

to North Third is hereby amended to remove the following text:

Interstate 40 Ramp to North Third

A ramp from Interstate 40 west onto North Third Street would correct this There is currently no clear access from the east into the St. Jude Campus.

and replace with the following:

There is currently no clear access District or the St. Jude Campus. , specific location as recommended would correct this situation. Interstate 40 Ramp to Access the Pinch District and the St. Jude Campus There is currently no clear access from the contribution. no clear access from the east into either the Pinch A ramp from Interstate 40 West at a by TDOT and the City of Memphis

SECTION 4. That page 35 of the Community Redevelopment Plan for the

Uptown Area under the heading Area intended for parks, recreation and open space is hereby amended to remove the following text:

development of the east and west shores of the former Wolf River into the Village will also include a neighborhood park. control system into an Urban Greenway, and 3) the redevelopment of Hurt Memphis Harbor Park; 2) redevelopment of the Gayoso Bayou flood The Future Land Use Plan and documentation prepared by LRK shows three park/open space areas to be developed in the Uptown Area: 1)

and replace with the following:

The following park/open space areas are to be developed in the Uptown Area: 1) development of the west shore of the former Wolf River as part of the Harbor Town Planned Development; 2) development of the east shore neighborhood park. neighborhood, and 4) the redevelopment of Hurt Village will also include a redevelopment of the Gayoso Bayou flood control system into an Urban of the former Wolf River as part of the Uptown West redevelopment area; Greenway and/or other appropriate uses compatible with the uptown

MLB-Uptown are throughout the neighborhood where appropriate if parcels held in the Pending collaboration with and approval of the City of Memphis Park Services Division, unfit for other uses other park/open due space to size, geographic areas may be 윽 created other

Uptown Area under the heading Description of the subheading Redevelopment of Hurt Village, is hereby amended to remove the following **ECTION** ĊΊ That page 36 6 of the Community Redevelopment Community Redevelopment Plan, Plan for the

development, with market-rate loft apartments on the second floor. A section of Hurt Village along North Parkway will be ground leased developer to create 70,000 square feet of commercial and feet to the

and replace with the following:

A section of Hurt Village in the vicinity of Auction/North Parkway and Danny Thomas Boulevard will be redeveloped to create a mixed-use center consisting of a combination of at least two of the following uses: retail, office, civic/institutional or residential uses

Uptown Area under the heading Description of the Community Redevelopment Plan, subheading Redevelopment of Hurt Village, is hereby amended to remove the following SECTION 6. That page 37 of the Community Redevelopment Plan for the

Ground lease payments to MHA for the commercial facilities will be utilized for a CSS (Community and Supportive Services) endowment fund to ensure long-term sustainability of resident programs and services.

and replace with the following:

to ensure long-term sustainability of resident programs and services. Any ground lease payments to MHA for the commercial facilities will be utilized for a CSS (Community and Supportive Services) endowment fund

SECTION 7. That page 37 of the Community Redevelopment Plan for the

Uptown Area under the heading Description of the Community Redevelopment Plan, is

hereby amended to remove the following text:

Improvements to Wolf River Lagoon — grant application has been submitted to HUD's Brownfields Showcase Community to fund a project that would redevelop land into green space located along the eastern side of Wolf River. This project would include relocating industries to a more appropriate location.

and replace with the following:

include relocating industries to a more appropriate location. green space and residential and/or commercial uses. engineering studies, flood the north will be redeveloped to include public green space; however, if Street to the east; Auction Avenue to the south; and Mud Island Road to Uptown West – the area located along the eastern side of Wolf River bounded by approximately the former Wolf River to the west; North Main economic feasibility studies reveal that residential and/or commercial s are feasible, then the area shall be redeveloped to include public s pace and residential and/or commercial uses. This project would control studies, environmental considerations

SECTION 8. That page 38 of the Community Redevelopment Plan for the

Uptown Area under the heading Description of the Community Redevelopment Plan, is

hereby amended to remove the following text:

North Third Street that will provide a clear access to St. Jude Hospital. Other road improvements include the addition of an Interstate 40 ramp to

and replace with the following:

Other road improvements include the addition of an Interstate 40 ramp at a specific location as recommended by TDOT and the City of Memphis that will provide a clear access to St. Jude Hospital and the Pinch District.

SECTION 9. That page 38 of the Community Redevelopment Plan for the

Uptown Area under the heading Description of the Community Redevelopment Plan, is

hereby amended to remove the following text:

commercial areas including the following: The future land use plan designates mixed uses along some of the former

- Chelsea Avenue between Second and Ayers Street
- • Jackson Avenue between Seventh and Ayers Street
- Poplar Avenue
- Downtown area south of Auction Avenue between Front and Third
- Second Street between Greenlaw and Cedar Avenue

- Danny Thomas Boulevard between Chelsea and Wells Avenue
- Harbor Town Boulevard
- Mixed Use and Commercial along Auction/North Parkway

and replace with the following:

including the following: The future land use plan designates mixed uses along some of the areas

- Jackson Avenue between Seventh and Ayers Street
- Poplar Avenue
- Downtown area south of Auction Avenue between Front and Third
- Danny Thomas Boulevard between Chelsea and Wells Avenue
- Harbor Town Boulevard
- Mixed Use and/or Commercial along Auction/North Parkway

SECTION 10. That page 39 of the Community Redevelopment Plan for the

subheading Planned Initiatives is hereby amended to remove the following text: Uptown Area under the heading Planned Initiatives and Demonstration Areas

an Urban Greenway – connecting the neighborhood and St. Jude with the Memphis Harbor Park. East and West shores of the former Wolf River into the Memphis Harbor Park, and redevelopment of the Gayoso Bayou flood control system into Memphis Harbor and Gayoso Bayou Greenway Development of

and replace with the following:

redevelopment of the Gayoso Bayou flood control system into an Urban Greenway connecting the neighborhood and St. Jude with Uptown West and the former Wolf River. Any redevelopment of the Gayoso Bayou flood control system may also include residential, neighborhood serving commercial and institutional uses which are appropriate and compatible be redeveloped as appropriate into Uptown West. Uptown West shall be approximately the former Wolf River to the west; North Main Street to the east, Auction Avenue to the south and Mud Island Road to the north will with the neighborhood as a whole. feasible, feasibility studies, flood control studies, environmental considerations, and economic redeveloped Uptown West and Gayoso Bayou Greenway residential <u>o</u> then the area shall be redeveloped to include public green space the studies reveal that residential and/or commercial uses to include former Wolf and/or public green space; commercial River and adjacent area uses and however, Development of the shall ≕ bounded include engineering

SECTION 11. That page 39 of the Community Redevelopment Plan for the Uptown

Area under the heading Planned Initiatives and Demonstration Areas, subheading

Planned Initiatives is hereby amended to add the following text:

Rehabilitation Plan

with the Community Redevelopment Act of 1998 Planned Initiatives contribute to the removal of removal of slum and blight and to the continuing sustainability of the Planned Initiatives contribute to the removal of slum and blight and rehabilitation of existing structures throughout the community is integral to the neighborhood consistent

business enterprises primarily through outreach, and recruitment activities. good faith efforts will be exercised to attract and utilize small, minority, and women's In each of components listed below, policies and procedures will be established and

application by the owner of the property and approval of the CRA Board, be eligible for rehabilitation assistance in accordance with the terms and conditions of the Rehabilitation Plan set forth below. The Rehabilitation Plan will be open to all a part of the rehabilitation plan. approved by the CRA Board will be developed and implemented by the applicant as Privately owned multi-family, single-family, historic, and commercial properties within property owners that meet the redevelopment criteria. An advertising campaign to be rehabilitation zones identified on the Rehabilitation Zone map upon

replacement of roofs, flooring, plumbing, electrical, HVAC systems, or windows; improving structural stability; and interior and exterior painting. Rehabilitation does not include the purchase or installation of any appliances For the purposes of this plan, rehabilitation may include but is not limited to: repair or

throughout the Uptown area that have historic value, some of which are on the National Register of Historic Places and some which are not. Upon application and eventual demolition. Many of these properties are only partially occupied with units boarded up and others being left open and unsecured. There are also properties properties indicated: approval of the CRA Board, an applicant may be eligible for rehabilitation assistance years and are in need of repair and rehabilitation to prevent their further decline and properties within the Uptown neighborhood which have become blighted in recent There are many multi-family properties, single family homes, and certain commercial <u>≨</u> the following rehabilitation plan guidelines for the

REHABILITATION OF EXISTING STRUCTURES – MULTI-FAMILY

- Any eligible structures shall be located within one of the multi-family rehabilitation zones delineated on the Rehabilitation Zone map.
- Each eligible structure shall have at least 3 residential units.
- gross income for Shelby County.

 To be eligible for assistance, the applicant must submit a complete occupied by individuals whose income does not exceed 60% of the median 40% of the multi-family property receiving rehabilitation assistance will be not exceed 50% of the median gross income for Shelby County; or (b) at least rehabilitation assistance will be occupied by individuals whose income does for a period of not less than fifteen (15) years from the date of rehabilitation, The owner must represent that they will use their best efforts to ensure that (a) at least 20% of the multi-family property in the receiving
- rehabilitation application consisting of a detailed rehabilitation plan and detailed cost estimate to the CRA Staff prior to the start of construction. Within ten (10) business days of receiving the complete rehabilitation application to MHA, application, the CRA Staff shall submit the rehabilitation application to MHA, CRA Board shall consider the rehabilitation application. business days of receiving comments and recommendations from MHA, the rehabilitation application MHA, or MHA's designee, shall review and submit comments and recommendations to the CRA Staff. Within fifteen (15) plan, for review and comment. Within ten (10) business days of receiving the or MHA's designee, as agent for the CRA in administering the rehabilitation
- Ģ rehabilitation plan. All rehabilitation and construction work must conform to the approved
- O by the MHA utilizing criteria established by the MHA and approved by the Following the rehabilitation, tenants occupying the building must be qualified CRA Staff
- 7 Loans or grants under an approved multi-family rehabilitation plan may not exceed \$25,000.00 per unit, adjusted annually according to the Consumer Price Index (CPI) for U.S. Housing.

- ∞ time of loan application and closing. All loan proceeds and interest shall be determined by the CRA Board and will depend on market conditions at the If assistance is in the form of a loan, exact interest rates and terms shall be returned to the Uptown Redevelopment Trust Fund.
- ထ (18) months of loan/grant closing with the CRA or the CRA's designee. All rehabilitation and construction work must be completed within eighteen
- 10. Loan or grant proceeds are to be disbursed to applicants by the CRA or the compliance with the rehabilitation plan by MHA, or MHA's designee CRA's designee upon completion of construction and certification of
- 11. Applicants may be considered for a grant based on the public benefit to be provided, intensity of management, located adjacent to or in close proximity to other redevelopment activities, etc. derived from the project, including such factors as rent level, social services
- Every effort should be made to prevent the displacement or relocation of residents. However, if rehabilitation activities cannot be performed while a resident is in place, that resident shall be relocated to a similar unit (in size and rent) while activities are performed (within the same complex where possible).
- 13. In the case of a "forgivable loan" or grant, if owner sells or refinances within ten (10) years of the disbursement of the grant or loan, owner must reimburse the CRA 10% of the grant amount per year remaining in the ten (10) year period following grant/loan disbursement (Example: Structure sold in year five (5) following grant disbursement, owner must reimburse CRA 50% of the original "forgivable loan" or grant.) A statement to this effect shall be included in the grant or loan agreement with all monies returning to the Uptown Redevelopment Trust Fund

REHABILITATION OF EXISTING STRUCTURES - SINGLE-FAMILY

- . ` Any eligible structures shall be located within the following boundaries: Chelsea, Manassas, Auction and Front Street, as shown on the Rehabilitation
- N converted into a single-family unit; however, single-family units may not be Single-family or duplex units may be eligible. Existing duplex units may be converted into a duplex without prior approval by the CRA Board.
- ယ the owner of the structure. the structure. In the case of a single-family unit, the unit must be occupied by the owner of In the case of a duplex, at least one unit must be occupied by
- 4 or MHA's designee, as agent for the CRA in administering the rehabilitation plan, for review and comment. Within ten (10) business days of receiving the rehabilitation application MHA, or MHA's designee, shall review and submit comments and recommendations to the CRA Staff. Within fifteen (15) business days of receiving comments and recommendations from MHA, the application, Within ten (10) business days of receiving the complete rehabilitation rehabilitation application consisting of a detailed rehabilitation plan and detailed cost estimate to the CRA Staff prior to the start of construction. To be eligible for assistance, the applicant must submit a complete CRA Board shall consider the rehabilitation application. the CRA Staff shall submit the rehabilitation application to MHA,
- Ò All rehabilitation and construction work must conform to the approved rehabilitation plan.
- g Loans or grants under an approved single-family rehabilitation plan may not exceed \$25,000.00 per structure, adjusted annually according to the Consumer Price Index (CPI) for U.S. Housing.
- 7 time of loan application and closing. All loan proceeds and interest will be returned to the Uptown Redevelopment Trust Fund. determined by the CRA Board and will depend on market conditions at the If assistance is in the form of a loan, exact interest rates and terms shall be
- Ω All rehabilitation and construction work must be completed within twelve (12)
- ဖ months of loan closing or grant dispersal with the CRA or CRA's designee. Loan or grant proceeds are to be disbursed by the CRA or CRA's designee to the Certified Contractor identified in the rehabilitation plan with notice to the

- property owner, in monthly installments during the construction period upon inspection and certification by the MHA or MHA's designee.
- 10. Low income owners will be considered for a "forgivable loan" or grant, if 60% of the area median income for Shelby County. awarded. Low income is defined as a median household income of less than
- 11. In the case of a "forgivable loan" or grant, if owner sells or refinances within the CRA 10% of the grant amount per year remaining in the ten (10) year period following grant/loan disbursement (Example: Structure sold in year five (5) following grant disbursement, owner must reimburse CRA 50% of the original "forgivable loan" or grant.) A statement to this effect shall be included in the grant or loan agreement with all monies returning to the Uptown ten (10) years of the disbursement of the grant or loan, owner must reimburse Redevelopment Trust Fund.
- while making the homes safer, warmer and drier for their occupants. include minor to moderate repairs (roof, electrical, plumbing, siding, painting, windows, etc.) in order to prevent further decline and deterioration, all the For the purposes of the single-family rehabilitation plan, rehabilitation may

REHABILITATION OF EXISTING STRUCTURES HISTORIC

- Any eligible structures shall be located within the following boundaries Chelsea, Manassas, Auction and Front Street, as shown on the Rehabilitation
- Ņ considered provided that the structure is blighted and is either listed on the National Register of Historic Places or Memphis Landmarks Commission or is Residential, commercial, industrial or institutional structures may be eligible to be listed with one of these organizations.
- ယ inquiries must be made to determine the structure's eligibility on a case-by-case basis, and programs tailored dependant on that determination. the Register and eligible for historic tax credits. If not on the Register, If on the National Register, historic consultants must be engaged and plans must be tailored to meet the strict requirements associated with structures on
- 4 business days of receiving comments and recommendations from MHA, the CRA Board shall consider the rehabilitation application. plan, for review and comment. Within ten (10) business days of receiving the rehabilitation application MHA, or MHA's designee, shall review and submit comments and recommendations to the CRA Staff. Within fifteen (15) or MHA's designee, as agent for the CRA in administering the rehabilitation application, the CRA Staff shall submit the rehabilitation application to MHA, Within ten (10) business days of receiving the complete rehabilitation To be eligible for assistance, the applicant must submit a complete rehabilitation application consisting of a detailed rehabilitation plan and detailed cost estimate to the CRA Staff prior to the start of construction
- Ωı rehabilitation plan. All rehabilitation and construction work must conform to the approved
- O Loans or grants under an approved historic rehabilitation plan may not exceed \$50,000.00 per structure, adjusted annually according to the Consumer Price Index (CPI) for U.S. Housing.
- 7 time of loan application and closing. All loan proceeds and interest will be determined by the CRA Board and will depend on market conditions at the returned to the Uptown Redevelopment Trust Fund. If assistance is in the form of a loan, exact interest rates and terms shall be
- Ω All rehabilitation and construction work must be completed within eighteen
- တ designee and the historic consultant notice provided to the property owner, in monthly installments during the construction period upon inspection and certification by the MHA or MHA's to the Certified Contractor identified in the rehabilitation plan with written (18) months of loan closing with the CRA or CRA's designee.

 Loan or grant proceeds are to be disbursed by the CRA or CRA's designee
- 10. Certain structures may be considered for a "forgivable loan" or grant, based on the public benefit to the neighborhood, including such factors as the

- architectural character of the structure. historical significance of the previous occupants or events or the special
- 11. In the case of a "forgivable loan" or grant, if owner sells or refinances within the CRA 10% of the grant amount per year remaining in the ten (10) year period following grant/loan disbursement. (Example: Structures sold in year original "forgivable loan" or grant.) A statement to this effect shall be included five (5) following grant disbursement, owner must reimburse CRA 50% of the ten (10) years of the disbursement of the grant or loan, owner must reimburse Redevelopment Trust Fund in the grant or loan agreement with all monies returning to the Uptown

REHABILITATION OF EXISTING STRUCTURES COMMERCIAL

- . ` rehabilitation zones delineated on the Rehabilitation Zone map. Following rehabilitation consistent with an approved rehabilitation plan, Any eligible structures shall be located within one of the commercial
- Ņ structures may be used for commercial, institutional or residential purposes conformance with the Uptown Redevelopment Plan.
- ယ plan, for review and comment. Within ten (10) business days of receiving the rehabilitation application MHA, or MHA's designee, shall review and submit comments and recommendations to the CRA Staff. Within fifteen (15) rehabilitation application consisting of a detailed rehabilitation plan and detailed cost estimate to the CRA Staff prior to the start of construction Within ten (10) business days of receiving the complete rehabilitation application, the CRA Staff shall submit the rehabilitation application to MHA, business days of receiving comments and recommendations from MHA, the CRA Board shall consider the rehabilitation application. or MHA's designee, as agent for the CRA in administering the rehabilitation To be eligible for assistance, the applicant must submit a complete
- 4. rehabilitation plan. All rehabilitation and construction work must conform to the approved
- Ò exceed \$50,000.00 per structure, adjusted annually according to the Consumer Price Index (CPI) for U.S. Housing. Loans or grants under an approved commercial rehabilitation plan may not
- တ returned to the Uptown Redevelopment Trust Fund. time of loan application and closing. All loan proceeds and interest will be determined by the CRA Board and will depend on market conditions at the If assistance is in the form of a loan, exact interest rates and terms shall be
- ~ (eighteen) months of loan closing with the CRA or CRA's designee. Loan or grant proceeds are to be disbursed by the CRA or CRA's designee All rehabilitation and construction work must be completed within 18
- ω notice to the property owner, in monthly installments during the construction period upon inspection and certification by the MHA or MHA's designee. Certain structures may be considered for a "forgivable loan" or grant by the Certified Contractor identified in the rehabilitation plan with written
- တ center, etc.), economic feasibility of the project and significance of the building to the neighborhood. building, (i.e. neighborhood grocery store, child care facility, medical service factors as the nature and economic well being of the tenants occupying the CRA based on the public benefit derived from the project, including such
- 10. In the case of a "forgivable loan" or grant, if owner sells or refinances within five (5) following grant disbursement, owner must reimburse CRA 50% of the original "forgivable loan" or grant.) A statement to this effect shall be included in the grant or loan agreement with all monies returning to the Uptown Redevelopment Trust Fund. the CRA 10% of the grant amount per year remaining in the ten (10) year period following grant/loan disbursement. (Example: Structures sold in year ten (10) years of the disbursement of the grant or loan, owner must reimburse

CTION 12. That the Land Use and Transportation Plan maps located between

pages 35 and 36 of the Community Redevelopment Plan for the Uptown Area are

this Resolution. hereby replaced with the Land Use and Transportation Plan maps in Attachment

Attachment B to this Resolution Uptown Uptown located between SECTION Area are hereby replaced with the Planned Initiatives, Redevelopment Proposed $\ddot{\omega}$ pages That the Planned Initiatives 40 and 41 Acquisition, of the Community and the Rehabilitation and Redevelopment Plan Demonstration Demonstration Areas, Zones Areas map in for the maps

reflect the additional properties Acquisition map in Attachment B to this Resolution. SECTION 14. Community Redevelopment Plan for That the Acquisition Plan map located between pages delineated on the Uptown Redevelopment Proposed the Uptown Area S hereby amended to 45 and

financial spreadsheets in Attachment C to this Resolution. Redevelopment/TIF Uptown spreadsheets located in Appendix SECTION 15. That the Planning Complementary Initiatives; Redevelopment/TIF Area and are Complementary hereby replaced with the Planning District; and Complementary Initiatives/Infrastructure Assumptions B of the Community Redevelopment Plan for the Initiatives/Infrastructure Complementary Assumptions Initiatives; financial

resolution not be exceeded unless the Community Redevelopment Plan for the Uptown Memphis City Council that the final budget amount exhibited in Attachment C to this Area is further amended 四四 IT FURTHER RESOLVED, That the Board of County Commissioners and the

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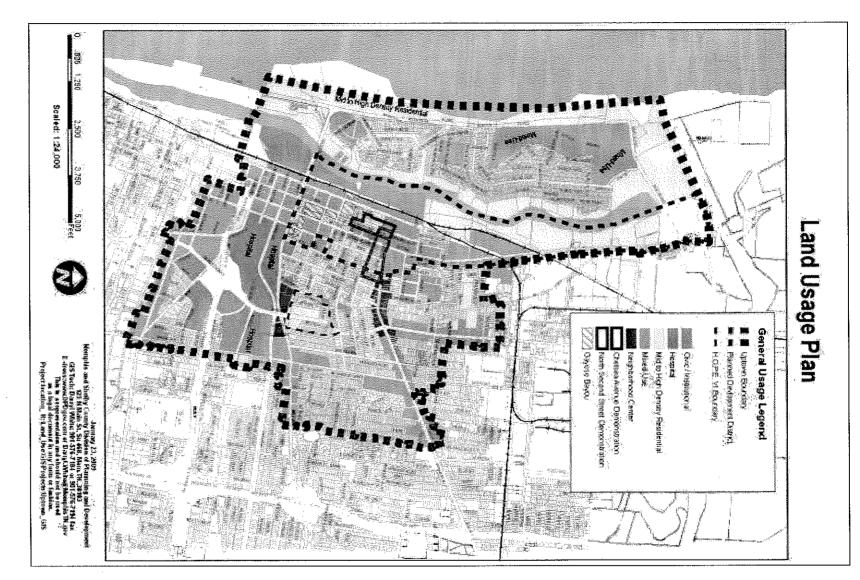
A C Wharton, Jr., County Mayor
Date: 3 180

ATTEST:

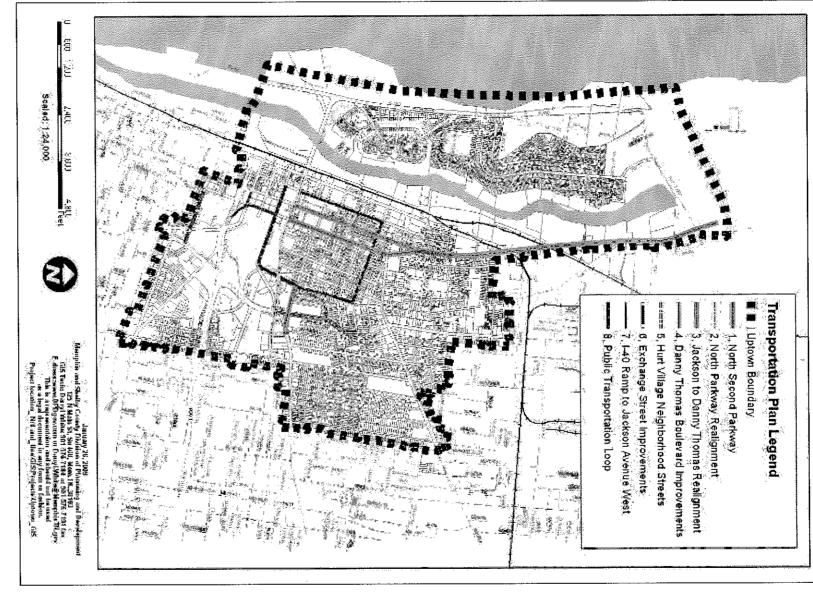
Clerk of County Commission

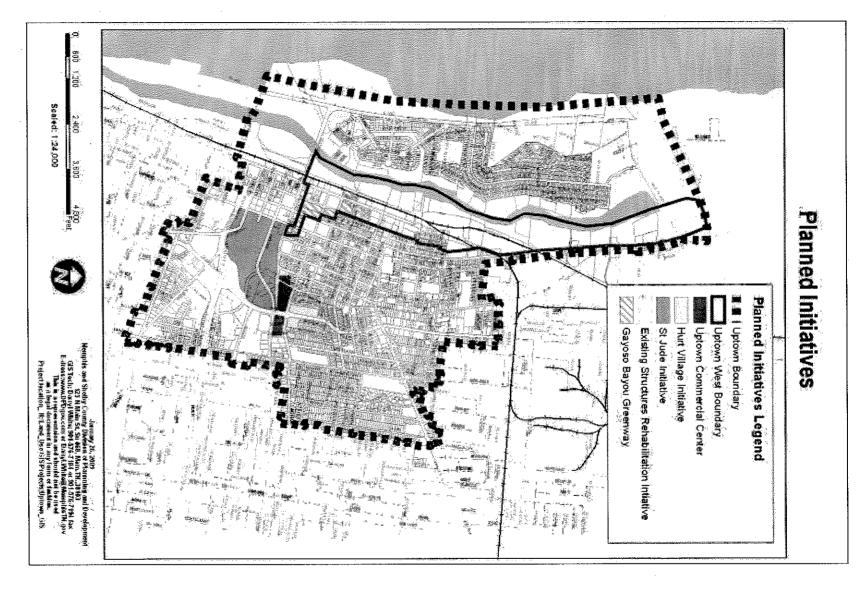
ADOPTED: MARCH 2, 2009

Attachment A

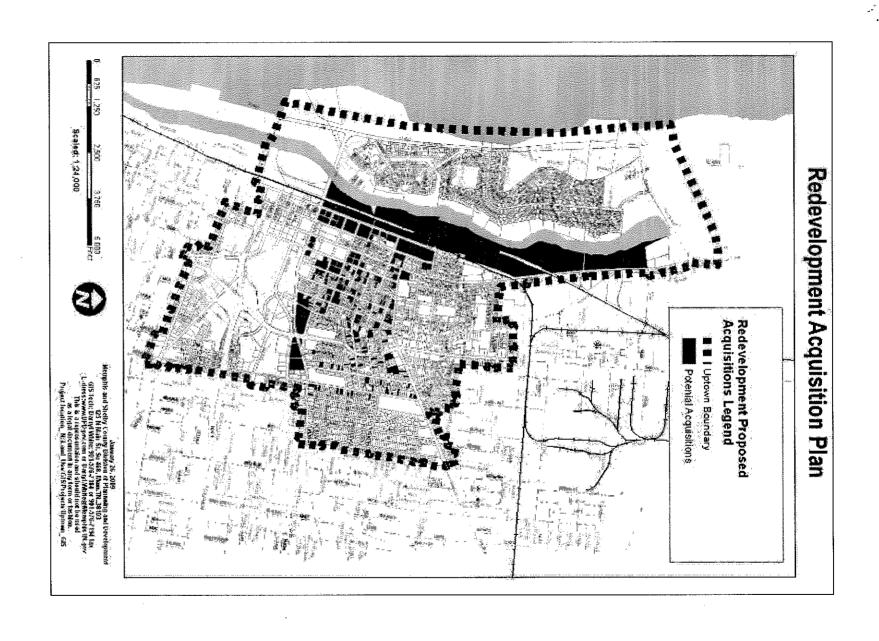


Transportation Plan





Scaled: 1:24,000 **Demonstration Areas** 1 Demonstration Areas legend I Down Boundary 3. Cajdwell Elementary Intlative 4. Chelsea Avenue Residential Demonstration 2 Figh / Sixth Street Single Family Demonstration



Scaled: 1:24,000 Rehabilitation Zones Map 1 Rehabilitation Zones Legend Uptown Boundary ☐ Gayoso Bayou Greenway ☐ ☐ Single - Family / Historic Structures Rehabilitation Zon Multi-Family Rehabitation Zones Commercial Rehabilitation Zones

Attachment C Phasing Complementary Initiatives

			Second Street Parkway Improvements 2009 Metch 2010 Metch	Development Planning (preparation of preliminary development plan) Acquisition Planning (preparation of acquisition strategy) Engineering / Flood Control (conduct flood control studies and develop alternate flood control plan) Development Planning (develop strategy for working with the valination on abandorad properties and lines) Development Planning (preparation) Acquisition (securite priority properties) Infrastructure Planning (prepara of infrastructure plan for design and installation of monessay Please 1 infrastructure) Infrastructure Construction (tell and construction Please 1 infrastructure) Infrastructure Construction (tell and construction Please 1 infrastructure) Infrastructure Construction (tell and construction Please) Developer Fee (10%) Developer Fee (10%) Acquisition and Diaposition Fees Engineering / Planning / Acquisition and Diaposition Fees	Uplawn West / Wolf River acquisition & redevelopment .	Acquisition Planning - Multi-Family (preparation of acquisition strategy) Reinabilitation Planning - Multi-Family (preparation of rehabilitation strategy; cost estimates, tenent relations) Lagal Planning - Multi-Family (preparation of rehabilitation strategy; cost estimates, tenent relations) Acquisition - Multi-Family (cauchappend of apprennents with Nob-Co-Profit Owners and Physics Management Companies) Acquisition - Multi-Family (cauchappend properties) Constituction Oweright - Multi-Family (cauchappend construction of rehabilitation schivilias) Polyam Development - Single-Family, Commancial; Historia (preparation of plan; coordination with partners) Polyam Development - Multi-Family, Commancial; Historia (preparation of plan; coordination with partners) Neighborhood Coordination - AMI Catagorias (tenent relations, communications with current owners, non-profits etc.) Polyabea Avanue Redevelopment Constant Commancial; Multi-Family (presented of the Coordination of the	Existing Structure Rehabilitation (multi-family, single-family, commercial and/or historic), Chelsee Ave. redevelopment	Disposition and development MLB perceis; acquisition, development & disposition of future targeted parceis; Uptown Cariter mixed-use interior infrastructure/additional acquisitions	Acquistion & tot prep, demoillons, infrastructuralsile prep; Uptown Center mixed-use infrastructuralsite prep	Scattered site Phase III infrastructure + streatsrape (52 blocks) Phase 3 construction completion; street lighting; alleys and sidewalks; acquisition & lot prep; streetscape installation	Phase III - Complementary Initiatives		Phase II - Complementary Initiatives Scattered site Phase II Infrastructure + streetscape (32 blocks) Scattered site Phase II Infrastructure + streetscape (C) Huit Village sitests & typical Infrastructure Huit Village Darny Thomas median Huit Village Darny Thomas median Huit Village park Huit Village park	2001 A&D Budget allocated to Complementary Initiatives CIP allocated to N. parkway Initiative neconitg. 2001 A&D Budget for typical Infrastructure per lot Assumed for gap	Scaliered sile Phase i infrastructure + sireelscape (16 blocks) Greenlaw Renaissance Aparinent 1 infrastructure + streetscape (A&B) Greenlaw Renaissance Parts (Gayces Bayou ponds) Greenlaw Community Center landscaping Syzamore Ave, & alleys closure for Bridges site N, Parkway close; interim recordig, Auction, D. Thomas, Jackson, Parkway Lauderdale Courts I-40 sound attentuation
UPTOWN Infrastrucius 2001-2011 TF Lauderdale Courts (by/0251, 202,000/y) TIF UPTOWN Sustainability 2007-2008 TF UPTOWN Sustainability 2009-2010 TIF UPTOWN Sustainability 2009-2010 TIF UPTOWN IJF Uses, 2001-2011	SOURCES TIF TIF Sustainability 2007-2008 TIF Sustainability 2009-2010 TIF Sustainability 2009-2010 TIF Sustainability TOTAL SOURCES	TOTAL USES	TOTAL Typ. Infrastructure + streetscape	TOTAL Typ. Infrastructure + stresisceps		(a)		Typ. Infrastructure + streetscape	Typ. Infrastructure + streetscape	Typ. infrastructure + streetscape Typ. Infrastructure + streetscape	USES	SOURCES TIF (amount assumed in HOPE VI) State, County, City, THPs State, County, City, TOPAL SOURCES	USES Typ. Infrastructure + streetscape Typ. Infrastructure + streetscape Street + infrastructure + streetscape Street Peark Street TOTAL USES	SOURCES CIP CIP, THP9 CIP, TIF TOTAL SOURCES	USES Typ. Infrastructure + streetscape Typ. Infrastructure + streetscape Park Park Street (Bridges funded) Street Street (TDOT funded) Street TOTAL USES
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. 9			928'60E \$		Σl	%9Z	594	1202-1002	ed-Use, 2nd Street comidor
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	10110	000 000 07	3) building or \$/sq.ft.	Buipling #	Salim Salim	lavab %	əlim/	12222	KKET-DRIVEN DEVELOPMENT Mixed-Use*
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			1000'091 \$		08	%9L	9	2001-2011	Rivertront (East Shore), west of 2nd residential
			129,621 \$			7032	+	2004-2006	sthend Apartments residential
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		000'769'76 \$	667,88	7461		-	-	2002-2006	Listand, north, mid-to-high density (apartments)
1,209,250	\$ 000,000,07 \$	000,000,07 \$	320,000	500	Of .	%00l	GI.	5002-2002	l Island, south, mid-to-high density (condominiums)
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Typicsi Infrastructure + Street	ecsbe/plock 2	000'49	ber block						
shigii beeti	\$	18,000		1200 ft	.\$	1,500	per light	abscing it: 100	T-G est.
teest trees	\$	008,7		1200 ft.	\$	325	per tree	og 1) bulbeds	. L-G est
urb & gutter repairtreplace, as needed	\$	2,700		150 ft. est.	\$	18.00	per ft.	est, length required	,1se 9-1
idewalk repainteplace, as needed; assumed - 12.5% each block	\$	2,775		150 ft. est.	\$	18.50	per ft.	est, length required	Jee 62L
Леу пераіг, гераve, сиф	\$	36,700		# 009	\$	09	Jt neq		L-G est_
YPICAL RESIDENTIAL BLOCK Infrastructure + Streetscape									Reference
Viden Auction, reconfigure Parkway, Auction, Jackson, Mill	\$	6,232,950	City / Co.	inty / State					MOU, HOPE VI
ur Village Рак	\$.000'008		agrisi t	\$	000,008	bsuk		HOPE VI, Hruby 042001
urt Village Danry Thomas median	\$	000'099		1120 ft	\$		per ft.		HOPE VI, Hruby 042001
urt Village streets + typical infrastructure improvements	\$	4,062,500		6250 ft	\$	099	per ft.		HOPE VI, Hruby 042001
									
auderdale Street median	\$	000'06		1940 ft	\$	09	per fr.		Jee D-J
anderdale Courts 1-40 sound attuention	\$	-				-			TDOT funding assumed
Parkway dose; interim reconfig. Auction, D. Thomas, Jackson, Parkway	\$	320,000							L-G est.
ycamore Ave. & alleys closure for Bridges site	\$								Bandges funding assumed
reenlaw Community Center Landscaping	\$	26,000							.leg e3ť.
ireenlaw Renaissance Parks (Gayoso Bayou Ponds)	\$	000'006	Acquire lan	d, grade, la	uqacsbe	fence, etc.			L-G est.
THER MAJOR COMPLEMENTARY INITIATIVES									Reference
hase III Scattered Site Infrastructure + Streetscape	\$	3,484,000	•	25 plocks	•	000'49			
hase II Scattered Site Infrastructure + Streetscape	\$	2,211,000		33 biocks		000'49		ncluding site "C"	-
nase I Scattered Site Infrastructure + Streetscape	\$.	1,206,000		18 blocks	-	000'29	-	"B" & "A" sedia gnibulon	
PTOWN SCATTERED SITE Acquisition & Redevelopment	Ψ .	530 000 7		(II DV		570 ZV		erre a like 2	
POWANIA POWANIA PARAMETER A CONTRIBUTE & DAGONAL PROPERTY OF TANKING A CONTRIBUTE A									

16 lots/block

300, x 300, plocks with pi-quectional alleys

UPTOWN INFRASTRUCTURE BUDGET ASSUMPTIONS